

**2018 AFFORDABLE HOUSING - CB1**

<b>Development</b>	<b>Address</b>	<b>Affordable Units</b>	<b>Income Eligibility</b>	<b>Type</b>	<b>Phone Number</b>	<b>Expiration</b>	<b>Neighborhood</b>
South Cove Plaza	50 Battery Place	41	Low Income	80/20, LIHTC	(212)786-2803	2030	BPC
Riverwatch	70 Battery Place	43	Low Income	421 - a	(212)315-5963	2029	BPC
TriBeCa Park	400 Chambers Street	81	Low Income	421 - a	(212)945-4100	2024	BPC
TriBeCa Pointe	41 River Terrace	70	Low Income	421 - a	(212)217-2111	2026	BPC
The Solaire	20 River Terrace	14	Middle Income	Liberty Bonds	(212)227-0222	2032	BPC
Tribeca Green	325 North End Avenue	14	Middle Income	Liberty Bonds	(212)945-4100	2034	BPC
Verdesian	211 North End Avenue	13	Middle Income	Liberty Bonds, 421 - a	(212)210-6676	2040	BPC
110 Fulton Street	110 Fulton Street	27	Low Income	LAMP, Inclusionary Housing, LIHTC	(212)475-7730	2036	FINANCIAL
19 Dutch Street	118 Fulton Street	97	Low Income	421 - a, Inclusionary Housing	N/A	2048	FINANCIAL
Barclay Tower	10 Barclay Street	20	Middle Income	Liberty Bonds, 421 - a	(212)430-5900	2029	FINANCIAL
Liberty Plaza	10 Liberty Street	14	Middle Income	Liberty Bonds, 421 - a	(877)842-5333	2026	FINANCIAL
100 Maiden Lane	100 Maiden Lane	17	Middle Income	Liberty Bonds	(212)797-0100	2019	FINANCIAL
Worth Street	111 Worth Street	66	Low Income	80/20, LIHTC	(212)766-1300	2033	SEAPORT
St. Margaret's House	49 Fulton Street	250	Low Income	Section 202	(212)766-8122	2021	SEAPORT
Everlasting Pine	96 Baxter Street	88	Low Income	Section 202	(212)966-8496	2031	SEAPORT
The Lara	113 Nassau Street	34	Low Income	421 - a, Inclusionary Housing	(212)227-8181	2049	SEAPORT
Historic Front Street	Front Street: 213-235, 214-224, 236, and 24-26 Peck Slip	5	Middle Income	Liberty Bonds, 421 - a	(917)291-5499	None	SEAPORT
60 Fulton Street	29 Cliff Street	30	All Income	Inclusionary Housing, 421-a	(212)989-5555	Permanent	SEAPORT
Tribeca Tower	105 Duane Street	88	Low Income	80/20, LIHTC	(212)945-4100	2024	TRIBECA
460 Washington	460 Washington Street	22	Low Income	421 - a, Inclusionary Housing	(212)801-1000	2045	TRIBECA
88 Leonard	88 Leonard Street	18	Middle Income	Liberty Bonds	(866)878-8790	2029	TRIBECA
89 Murray Street	89 Murray Street	44	Middle Income	LAMP, LIHTC	(212)945-4100	2040	TRIBECA

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**TOTAL:** 977

*Note: The units listed above are rentals that, from time to time, accept new applicants to their lotteries.*

### Affordable Housing Stock in Manhattan CB1

**Checking Availability:** NYC recently created a new website that includes "New York Housing Connect" to make searching and applying for affordable housing an easier process: Housing Connect" to make searching and applying for affordable housing an easier <http://www1.nyc.gov/nyc-resources/service/1021/affordable-housing-information>

**Income Eligibility:** The U.S. Department of Housing and Urban Development (<http://portal.hud.gov/hudportal/HUD>) has calculated NYC low-income limits from July 1, 2017 to June 30, 2018 as follows:

**Table 1. Determining Eligibility: The Low-Income Limit in New York City by Household Size at 60% AMI**

Family size	Limit
1	\$43,860
2	\$50,100
3	\$56,340
4	\$62,580

Middle-income designation for affordable housing starts at this threshold and can, in some programs (165% AMI) can be as high as \$120,615 for a single person household.

#### **Program Summaries:**

- **LIHTC (Federal):** protected for 15 years after which owner opt out gives rights of first refusal offers to tenant groups, qualified non-profits, and public agencies. There is 50% preference given to Community Board area residents.
- **80/20 (State/City):** protected for 15 years and increases in rent are determined through stabilization (Rent Guidelines Board).  
There is 50% preference given to Community Board area residents.
- **Inclusionary Zoning (State):** the City is pushing to protect new Inclusionary housing permanently.
- **LAMP – Low-Income Affordable Marketplace Program (City):** protected for the length of the developer’s mortgage – typically 30 years.  
There is 50% preference given to Community Board area residents.
- **421 – a (City): REVISED** protected for 35 years after which stabilization continues until lease expiration.  
There is 50% preference given to Community Board area residents.
- **421 – a (City): NEW** protected for 40 years. There is no longer 50% preference given to Community Board area residents & stabilization ends after monthly rent exceeds \$2,701
- **Liberty Bonds (Federal):** For middle income protected for the greater of 15 years or the length of the bond.
- **Section 202 (Federal):** For very low income, protected for 40 years.

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### Acknowledgments

**Tom Goodkind, Chair - Housing Sub-Committee - Author**

Contributions were made by the Members of Community Board 1 Housing Sub Committee

CB1 received assistance for this project from:

**Michael E. Levine, Land Use and Planning Consultant, Community Board 1**

**Please contact Community Board 1 if you have any corrections, updates or comments**

**pertaining to this study**

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### Sources for data and information:

- New York City Department of Finance  
<https://a836-propertyportal.nyc.gov/Default.aspx>
- New York City Housing Authority  
<http://www1.nyc.gov/site/nycha/about/developments.page>
- New York City Department of Housing Preservation and Development  
<https://a806-housingconnect.nyc.gov/nycclottery/lottery.html#home>
- New York City Housing Development Corporation  
<http://www.nychdc.com/>
- New York State Division of Housing and Community Renewal <http://www1.dhcr.state.ny.us/BuildingSearch/Default.aspx>
- U.S. Department of Housing and Urban Development <https://apps.hud.gov/apps/section8/step2.cfm?state=NY%2CNewYork>
- Furman Center for Real estate and Urban Policy <http://furmancenter.org/>